

TECHNICAL STAFF REPORT WESTMOUNT

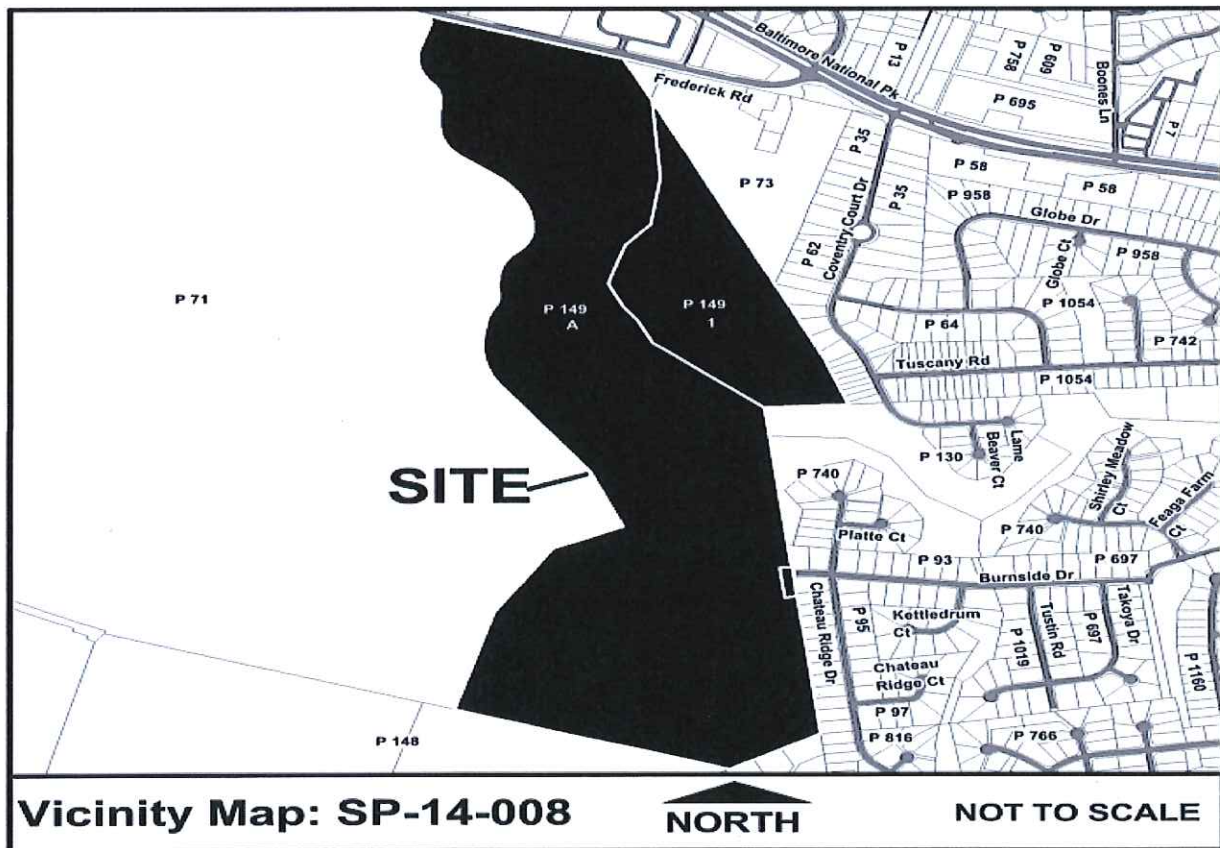
Planning Board Hearing of December 11, 2014

Case No./Petitioner: PB Case No. 408 (SP-14-008)/Westmount, Lots 3-327 and Open Space Lots 328- 402
Westmount Development Corporation, Owner

Subject: For Planning Board approval of a Preliminary Equivalent Sketch Plan (SP-14-008) for 325 single family detached building lots and 77 open space lots on property zoned R-ED (Residential-Environmental Development), consisting of 221.1 acres of land.

DPZ Recommendation: The Department of Planning and Zoning recommends approval of the request for PB Case No. 408 subject to compliance with the Subdivision Review Committee (SRC) comments and any conditions imposed by the Planning Board.

Location: The property is located on the south side of Maryland Route 144, approximately 1300 feet west of US 40, situated on Tax Map 23, Grids 6 and 12, Parcel No. 149, located in the Second Election District of Howard County, Maryland.



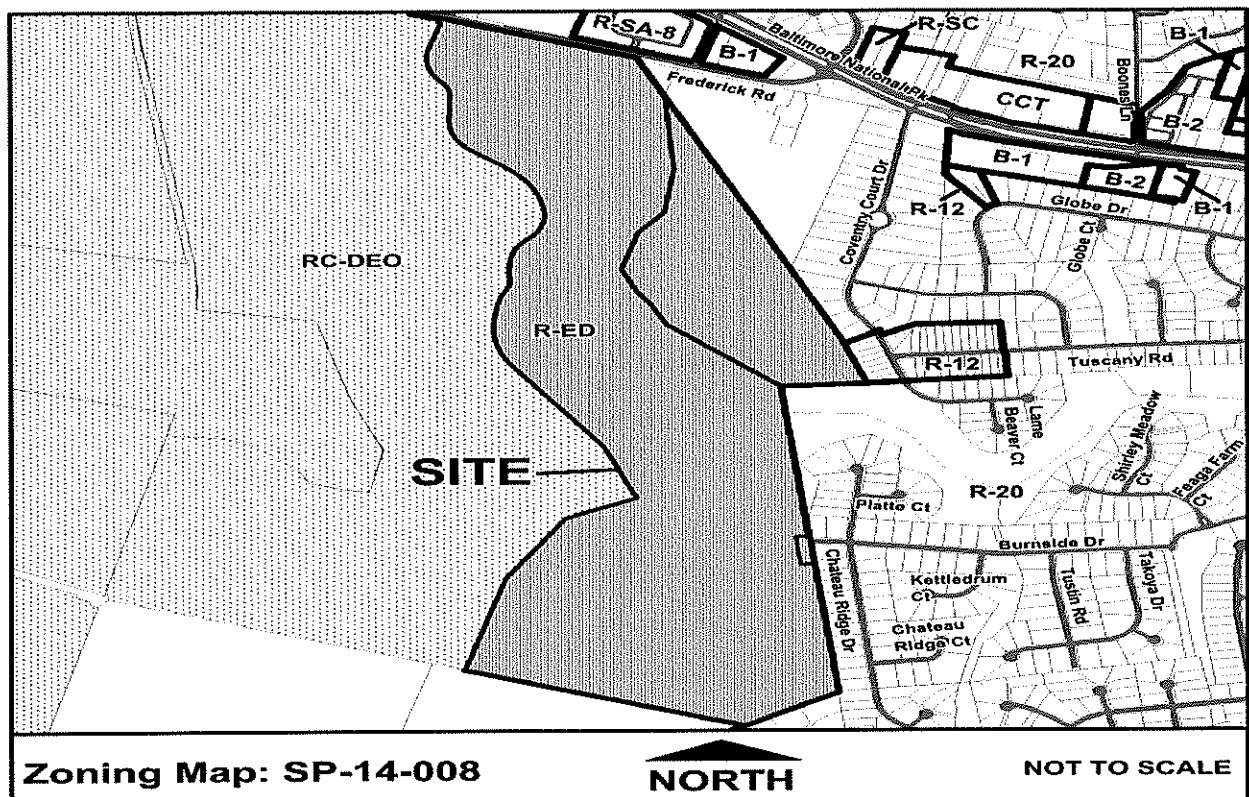
Vicinal Properties:

The properties to the north of the site across Maryland Route 144 consist of the Cornell Property subdivision, which is zoned R-20 and is improved with single-family detached dwellings; Parcel 55, which is also zoned R-20 and is the site of the Ellicott City Assembly of God religious facility; and the Ellicott Square site which is zoned R-SA-8 and is improved with single-family attached dwellings.

The properties to the east of the site are all zoned R-20. Included in the properties is a triangular shaped lot with a two-story frame single-family detached dwelling located relatively close to Maryland Route 144; and the Kiwanis-Wallas Park, which is generally triangular, is improved with multiple ball fields and associated parking lots and accessory buildings. Continuing along the eastern boundary are residential lots in the Pine Orchard Meadow subdivision, the Centennial Manor subdivision, and the Chateau Ridge subdivision which are improved with single-family detached dwellings fronting on Coventry Court Drive, Burnside Drive, and Chateau Ridge Drive. Most are zoned R-20 except for those lots at the intersection of Coventry Court Drive and Tuscany Drive that are zoned R-12.

Adjoining the southeastern portion of the site is the Kingsbridge at Burleigh Manor subdivision, which is zoned R-20 and has single-family detached dwellings fronting on Princeton Circle. Adjoining to the south is property that is part of the overall Doughoregan Manor property.

To the west of the site is the rest of Doughoregan Manor historic property. The closest farm buildings are slightly more than 1,200 feet from the site at the closest point, and the historic manor house is estimated to be 3,200 feet or more from the site.



I. GENERAL COMMENTS:**A. Legal Notices:**

The subject property was properly posted with one official Planning Board poster, verified by an on-site inspection by staff of the Department of Planning and Zoning and certification of legal advertisements are on file with this case verifying that this case was advertised in two local newspapers a minimum of 30 days prior to the hearing date. The legal advertisement stated that the subject property was located within the third election district. The property is actually located in the second election district.

B. Regulatory Compliance:

This project is subject to compliance with the amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual and the Landscape Manual.

C. General Plan:

Development of this site is consistent with the 2030 Howard County General Plan for "Established Communities" Land Use Designation.

D. Site History:

- The parcel was part of the 892-acre Doughoregan Manor homestead, a National Landmark property.
- Council Bill No. 9-2010, effective on 6/8/10 amended the General Plan 2000 by adjusting the Planned Service Area boundary for water and sewer service to include the subject property.
- Resolution 103-2010, passed by the County Council on 7/29/10 – A resolution approving and authorizing the execution of a Development Rights and Responsibilities Agreement (DRRA) by and between Camilla Carroll and Philip D. Carroll and Howard County, Maryland. The key provisions included: an Installment Purchase Agreement to place a permanent agricultural land preservation easement on 500 acres; Donation of an easement to the Howard County Conservancy with covenants preventing subdivision of the 94 acre "historic core" around the Manor and outbuildings; donation of approximately 36 acres to Howard County for expansion of Kiwanis-Wallas Park; Development of 221.1 acres with no more than 325 single-family dwellings, substantially in compliance with a Concept Plan (Exhibit 2 which is attached). The DRRA prohibits any development access via Burnside Drive; requires the Carrolls to fund a study of alternatives for wastewater nutrient reduction and provide funding towards the County's preferred strategy; and confirms that all Zoning, Subdivision, and Adequate Public Facilities Regulations will be met; and Establishment of a \$2 million fund by the Carrolls for the restoration and ongoing maintenance of the Manor and historic outbuildings.
- Zoning Board Case 1087M approved on 9/13/10 for rezoning of the subject property from RC-DEO to R-ED.
- F-11-058 recorded on 2/25/11 subdivided the 221.1 acre parcel into Non-Buildable Bulk Parcel A, Credited Open Space Lot 1 and Non-Credited Open Space Lot 2.
- A Pre-Submission Community meeting for this project was held on October 01, 2013.
- Environmental Concept Plan 14-058 (ECP-14-058) was submitted on April 1, 2014.
- Preliminary Equivalent Sketch Plan 14-008 (SP-14-008) was granted technically complete by the SRC on November 4, 2014.

E. Site and Density Information:

Total Gross Site Area.	221.06 Ac
Area of 25% or Greater Steep Slopes	11.93 Ac
Area of 100 Yr. Flood Plain	<u>26.65 Ac</u>
Net Tract Acreage	182.48 Ac
Maximum Density Permitted 2 units per net acre (2 X 182.48) =	364 Units
Total Units Permitted by the DRRA =	325 Units
Total Units Proposed =	325 Units
Area of Open Space Required (50% X 221.06)	110.53 Ac
Area of Open Space Provided	121.70 Ac or 55%
Area of Buildable Lots	59.86 Ac
Area of Public Road ROW	36.57 Ac
Approximate Total Area of Disturbance.	120.74 Ac (54.6%)

F. Site Analysis:

Access and Structures – Two separate entranceways from Frederick Road will provide access to this subdivision. The first entrance is located approximately 1400 feet from the intersection of Frederick Road and U.S. Route 40. The second entrance which is the primary entrance for this subdivision will be located approximately 600 feet west of the first entrance.

The primary public road entrance will be constructed from Frederick Road at the far western side of the site. This variable width public road will provide the main road network to the subdivision and extends to the far southern portion of the parcel. The large sweeping radii and periodic breaks in the road median will allow for efficient movement of emergency vehicles, should the need arise. This public road will include sidewalks and a 5' wide bike lane along both sides. Running approximately halfway down this road there will be a 50-foot wide public road extending east into the site creating a looped road network ending in a cul-de-sac. Within the southern portion of the site, along the main road there will be three looped road systems. The public roads extending from the main road will be 50-foot wide public roads with sidewalks on both sides. Three (3) of the roads will terminate in a t-turn around. This primary road system will serve 281 single-family detached lots.

The other public road system consisting of two cul-de-sac roads will be constructed from Frederick Road at the northeastern side of the site and will travel south terminating into cul-de-sacs. These roads will be 50-foot wide public road rights-of-way and have sidewalks constructed on both sides. This second road system will serve 44 of the proposed single-family detached lots.

No public roads will extend into the adjacent residential communities.

There are no historic structures, cemeteries or grave sites located on the subject site.

Water and Sewer Service – This site is will be located in the Metropolitan District and will be served by public water and sewer facilities. As part of the Development Rights and Responsibilities Agreement, and the inclusion into the Planned Service Area for water and sewer, the developer must address sewerage pre-treatment. The Department of Public Works (DPW) has decided that a fee of \$3,000.00 per lot would be paid as part of the building permit process. The funds generated from this fee will be used at the discretion of DPW for nutrient reducing projects.

Environmental Characteristics – The property contains approximately 111.57 acres of forest, 100-year floodplain (26.65 acres), steep slopes (11.93 acres), streams, wetland and their buffers. These environmental features (floodplain, stream, wetlands and their buffers) begin in the far northern center of the site and flow from the west to the east then to the west. The steep slopes are located in the central eastern portion of the site within the environmental buffers. The floodplain may be categorized as west/northwest from the southern portion of the property to west/southwest on the northern portion of the property along the edge of the stream buffer.

The western roadway requires three areas of disturbance to the floodplain, stream, wetland and their buffers for the road crossings which the Department of Planning and Zoning has determined to be necessary disturbances to meet the requirements of the Development Rights and Responsibilities Agreement (DRRA). In addition, these crossings were represented on the Concept Plan which was approved as part of the DRRA. Site grading requires removal of 57 specimen trees, but 84 specimen trees will be preserved within a recorded Forest Conservation Easement area.

Forest Conservation obligations will be fulfilled by 51.46 acres of on-site retention and 19.45 acres of on-site planting.

Topography – The topography ranges from gently sloping along Frederick Road to steeply sloping on the eastern portions of the property. The site is both forest and land currently being used for crops. The site contains approximately 11.93 acres of steep slopes which are located within or just outside the environmental features and will not be disturbed.

Streams and 100 Year Flood Plain – The site consists of 100-year floodplain totaling about 26.65 acres and contains streams and their buffers. A perennial stream, located within the northern portion of the site, enters the property from the west and meanders through the property in a southeasterly direction whereupon it leaves the property along the eastern property boundary. A second perennial stream, located south of the first stream, enters the property from the west and traverses the property in a west to east direction as it leaves the property along the eastern property boundary.

The floodplain area generally duplicates the area of the stream buffers and in some areas travels slightly beyond the area of the 100-foot stream buffer boundary.

The wetlands are confined in close proximity to floodplain boundaries and along stream bank buffers. Streams are protected with 100' stream bank buffers and wetlands with 25' wetlands buffers. The plan does not propose any disturbance to the floodplain, streams, wetlands, their buffers or steep slopes except in areas determined as necessary disturbances for the essential road crossings and for public water and sewer line installation.

Historic Landmarks: The parcel was part of the 892-acre Doughoregan Manor homestead.

Scenic Roads: This property is located on a scenic road (Frederick Road). An open space buffer lot, at least 50' in width, will be located between the scenic road and proposed residential lots. Within this open space lot, an enhanced landscaping buffer will be provided. In addition, the dwellings will be oriented to face the scenic road to avoid any houses backing to the road.

Existing Site Conditions: The property consists of 221.06 acres zoned R-ED (Residential-Environmental Development). There are no structures or cemeteries on this portion of the site. The property is currently used for agricultural crops, and contains approximately 111.57 acres of forest.

G. PROPOSED DEVELOPMENT PLAN:

Subdivision Plan – The development plan consists of 325 single-family detached residential lots and 77 open space lots. Residential lot sizes will range from 7,000 square feet to 12,498 square feet, and over half will have rear yards that abut open space areas. Eight (8) use-in-common driveway access easements from public streets will be created to access 33 pipestem lots. Sidewalks will be provided on both sides of all interior public roads. A 5' wide asphalt path and a 5' wide bike lane will be provided along Frederick Road. In addition an 8' wide asphalt path will be provided through Open Space Lot 330 connecting to the 36-acre open space lot adjacent to the Kiwanis-Wallas Park. Storm water management will be provided for this subdivision with a combination of rooftop disconnections, sheet flow to buffer, dry wells, pervious pavement, landscape infiltration, submerged gravel wetlands, and micro bio-retention facilities.

Landscaping – This project will comply with the requirements of the Landscape Manual by providing perimeter plantings and public street tree plantings. Perimeter landscaping requirements will be primarily addressed through the retention of existing trees located within open space lots and by proposed tree plantings.

Adequate Public Facilities - This subdivision passed the test of the Adequate Public Facilities Ordinance (APFO) for vicinal road intersection adequacy. This project is located in the North School Region, the Manor Woods Elementary School District and the Burleigh Manor Middle School District. This project is in the **Established Communities Allocation Area** which currently does not have all 325 allocations available. Therefore, this will be a forced phased project.

II. Planning Board Criteria: In accordance with Section 107.0.F.6 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Preliminary Equivalent Sketch Plan.

1. The proposed lay-out of lots and open space effectively protects environmental and historic sources.

This development plan accomplishes protection of the environmental resources on site by employing the following design techniques:

- By clustering the residential lots on the moderately sloped open interior ridge areas away from the environmental features and buffers which is the portion of the site most easily developed;
- By designing the lots to be as near in size to the minimum lot size of 6,000 square feet as practicable;
- By meeting forest conservation obligation requirements on open space lots.
- By designing storm water management facilities in locations and configurations on lots which preserves a larger portion of open space area and minimizes existing tree removal.

In employing these techniques, the limit of disturbance on the property is reduced to the maximum extent practicable.

The credited open space proposed for this site is 121.70 acres which is 55% of the gross site area which exceeds the minimum 50% required in the R-ED District. In addition to protection of the forest and environmental features, the open space areas will buffer the development from adjacent residential properties to the east and south and will serve to provide a continuous habitat corridor for wildlife mitigation.

2. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

Grading is limited to the amount necessary to create lots for 325 new homes and the infrastructure (roads and utilities) required to support the residential uses. The major impact of development on this site is the proposed grading and clearing within the southeastern and southwestern portions of the wooded areas. The developer has considered all lot and road design layout options to avoid impacts to environmental features and has adjusted grading and clearing where possible to limit disturbance.

The total disturbed area associated with this proposal is approximately 120.74 acres (55%). Proposed forest clearing will be 65.58 acres occurring throughout the southeastern and southwestern portions of the site. Otherwise, the forest will be protected by placement into Forest Conservation Easements located within open space lots. The developer will provide 51.46 acres of forest retention and 19.45 acres of reforestation planting on site.

3. Setbacks, landscaped buffers or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Views of this subdivision from the scenic Frederick Road will be buffered by landscaping proposed within the open space lots which will be located along the scenic road. Proposed houses will be setback more than 75 feet from the Frederick Road right-of-way.


The Howard County Landscape Manual requires a Type A Landscape Buffer (1 shade/60') along the perimeter of the subject property. The existing forest along the eastern, southern and western property boundaries will be retained for buffering except where the main roadway is proposed. Where there are gaps in the existing vegetation screening, additional trees will be planted, thus providing the required screening to the adjacent properties. The developer will provide interior street trees along all public right-of-ways as applicable.

Subdivision Review Committee Action:

By letter dated November 4, 2014, the developer was notified that the plan was technically complete subject to resolution of issues of the Division of Land Development and the Development Engineering Division. Those issues have now been resolved.

Recommendation:

The Department of Planning and Zoning recommends approval of this project as shown on the Preliminary Equivalent Sketch Plan, SP-14-008, Westmount, subject to any conditions as may be imposed by the Planning Board.


Marsha McLaughlin Director
Department of Planning and Zoning

11/24/14
Date

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**THIS FILE IS AVAILABLE FOR PUBLIC REVIEW AT THE PUBLIC SERVICE COUNTER OF
THE DEPARTMENT OF PLANNING AND ZONING DURING NORMAL WORKING HOURS**



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ATTN: CAMILLA CARROLL

LANDSCAPING
WESTMOUNT
LOTS 3-327
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A
RECORD PLAT Nos. 21486 thru 21489

SCALE 1"=200'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE NOV., 2014	TAX MAP - GRID 23-6&12	SHEET 1 OF 1

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APP'R.
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ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND